



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Minutes - Draft Planning Commission

Jon Vegna, Chair, District 1
Amanda Ross, First Vice Chair, District 5
Kris Payne, District 2
John Clerici, Second Vice Chair District 3
Andy Nevis, District 4

Vacant, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, February 24, 2022

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667
or live-streamed

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 833 8877 4445. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Planning Commission meeting go to <https://us06web.zoom.us/j/83388774445>.

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at: <http://eldorado.legistar.com/Calendar.aspx>

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded***.

***This Planning Commission meeting will be recorded via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda).

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M. CALLED TO ORDER / ROLL CALL

Present: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Vegna led the Pledge of Allegiance to the Flag.

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

(All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

A motion was made by Commissioner Clerici, seconded by Commissioner Nevis to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

CONSENT CALENDAR

- 1. [22-0268](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 27, 2022.

This matter was Approved on the Consent Calendar.

Yes: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

- 2. [21-1776](#) Planning Division recommending the Planning Commission, as a result of ongoing concerns related to COVID-19, approve the following Teleconference Finding Pursuant to Government Code subsection 54953(e)(3) in order to allow for the continued use of virtual Committee meetings as authorized under Assembly Bill 361:
 1) Pursuant to Government Code subsections 54953(e)(3)(A) and (e)(3)(B)(ii), the Committee has reconsidered the circumstances of the state of emergency resulting from COVID-19 and the El Dorado County Public Health Officer continues to recommend measures to promote social distancing, as documented in the September 30, 2021 "Public Health Officer's Recommendations for Safe Board and Commission Meetings During COVID-19 Pandemic."

This matter was Approved on the Consent Calendar.

Yes: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

Rob Peters, Deputy Director of Planning and Building, reported on the following:
March 10, 2022 Planning Commission meeting.
Bean Barn appeal.

COMMISSIONERS' REPORTS

Commissioner Ross reported on the following:
She will be resigning from the Planning Commission as she is moving out of the County.

Commissioner Vegna reported on the following:
Commissioner Clerici will Chair the March 10, 2022 Planning Commission meeting.
Thanked Commissioner Ross for her service.
El Dorado Irrigation District and Water Agency future workshop.
Future Good Governance workshop.

Commissioner Nevis reported on the following:
Thanked Commissioner Ross for her service.
Cool/Pilot Hill Advisory Committee meeting.
El Dorado Opportunity Knocks draft strategic plan.

Commissioner Payne reported on the following:
Diamond Springs El Dorado Community Advisory Committee meeting.
El Dorado Opportunity Knocks draft strategic plan.

Commissioner Clerici reported on the following:
Advisory Committee meetings.
Thanked Commissioner Ross for her service.
New York Times article on housing.
Community meeting in Camino.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

3. [22-0236](#) Hearing to consider Santana Pool (Conditional Use Permit CUP21-0003) request for the addition of a pool at a legal, nonconforming residence on property identified by Assessor’s Parcel Number 054-342-040, consisting of 1.75 acres, is located on the west side of Hwy 49, approximately 500 feet north of the intersection with Pleasant Valley Road, in the Diamond Springs area, submitted by David Santana; staff recommends the Planning Commission take the following actions:
- 1) Find the project Exempt from CEQA pursuant to Section 15303(e) (Accessory structures including garages, carports, patios, swimming pools, and fences);
 - 2) Find the change or expansion of the nonconforming use will not have a negative impact on the surrounding conforming uses and the area overall pursuant to Zoning Ordinance Section 130.61.050(D)(2); and
 - 3) Approve Conditional Use Permit CUP21-0003 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 3)

Commissioner Vegna opened the public hearing and upon input from staff and the public closed the hearing.

A motion was made by Commissioner Clerici, seconded by Commissioner Ross to Approve this matter and:

- 1) Find the project Exempt from CEQA pursuant to Section 15303(e) (Accessory structures including garages, carports, patios, swimming pools, and fences);
- 2) Find the change or expansion of the nonconforming use will not have a negative impact on the surrounding conforming uses and the area overall pursuant to Zoning Ordinance Section 130.61.050(D)(2); and
- 3) Approve Conditional Use Permit CUP21-0003 based on the Findings and subject to the Conditions of Approval as presented.

Yes: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

4. [22-0237](#) Hearing to consider an Amendment to the County of El Dorado 2021-2029 Housing Element Update of the General Plan (General Plan Amendment GPA21-0004); to incorporate revisions required by the state; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions: 1) Adopt the revisions to the Addendum to El Dorado County’s General Plan EIR, certified in July 2004 (State Clearinghouse Number 2001082030) demonstrating that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration based on the analysis prepared by staff; and 2) Approve General Plan Amendment GPA21-0004 amending the General Plan to incorporate the amended 2021-2029 Housing Element based on Findings as presented by staff.

Public Comment: C. Felton

Commissioner Vegna opened the public hearing and upon input from staff and the public closed the hearing.

A motion was made by Commissioner Payne, seconded by Commissioner Ross to Approve this matter and forward a recommendation to the Board of Supervisors to:

- 1) Adopt the revisions to the Addendum to El Dorado County’s General Plan EIR, certified in July 2004 (State Clearinghouse Number 2001082030);**
- 2) Remove parcel number 083-465-028 due to mapping and zoning correction from multifamily to single family residential and revised related text; and**
- 3) Approve General Plan Amendment GPA21-0004 amending the General Plan to incorporate the amended 2021-2029 Housing Element Update.**

Yes: 5 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

ADJOURNED AT 9:54 A.M.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.